



- Three Bedrooms
- Attached Garage
- Kitchen Diner

- Ensuite & Family Bathroom
- Modern Estate
- Popular Location





Situated in the popular town of Hedon on an attractive modern estate surrounded by countryside, this three bedroom semi-detached property could be your next family home. Whilst currently tenanted, the property is offered to the market with the option for vacant possession. The accommodation in brief comprises: Entrance hall, WC, lounge, kitchen diner, three bedrooms, one with ensuite, and family bathroom. The property also benefits from an attached garage, off street parking to the front and generous garden with decked areas to the rear.



Hedon is a charming market town situated approximately 5 miles East of Hull City Centre and dominated by its magnificent Church of St Augustine, known as the King of Holderness because of its cathedral-like proportions. The church overlooks Hedon's cobbled Market Place, which becomes a bustling market every Wednesday, and is a conservation area, surrounded by historical buildings. With a wealth of local amenities and highly rated schools, Hedon is a popular choice for growing families.



ENTRANCE HALL

Laminate flooring, central heating radiator, doors to WC and lounge.

WC

Fitted with two piece suite comprising, pedestal wash hand basin and low-level WC, tiled sink splashback, vinyl flooring, central heating radiator.

LOUNGE

14' 7" x 6' 7" (4.44m x 2.01m)

UPVC double glazed bay window to front, central heating radiator, laminate flooring, stairs to first floor, decorative inset fireplace with surround, door to dining area.

DINING AREA

8' 8" x 8' 3" (2.64m x 2.51m)

Laminate flooring, central heating radiator, UPVC double glazed French doors to garden, understairs storage cupboard, curved archway leads to kitchen area.

KITCHEN

8' 8" x 7' 7" (2.64m x 2.31m)

Fitted with a range of wall and base units with charcoal marble effect worktop over, 1 1/2 sink with drainer and mixer tap, part tiled splashback surround, fitted oven with four ring gas hob, plumbing for washing machine, UPVC double glazed window to rear, laminate flooring,

LANDING

UPVC double glazed window to side, central heating radiator, fitted carpet, storage cupboard.

MASTER BEDROOM

10' 9" x 9' 2" (3.28m x 2.79m)

UPVC double glazed window to front, central heating radiator, laminate flooring, door to ensuite

ENSUITE

9' 2" x 2' 10" (2.79m x 0.86m)

Fitted with three piece suite comprising pedestal wash hand basin, tiled shower enclosure with fitted power shower over and folding glass screen and low-level WC, tiled splashbacks, central heating radiator, vinyl flooring.

SECOND BEDROOM

9' 5" x 9' 2" (2.87m x 2.79m)

UPVC double glazed window to rear, central heating radiator, laminate flooring.

THIRD BEDROOM

7' 0" x 6' 5" (2.13m x 1.96m)

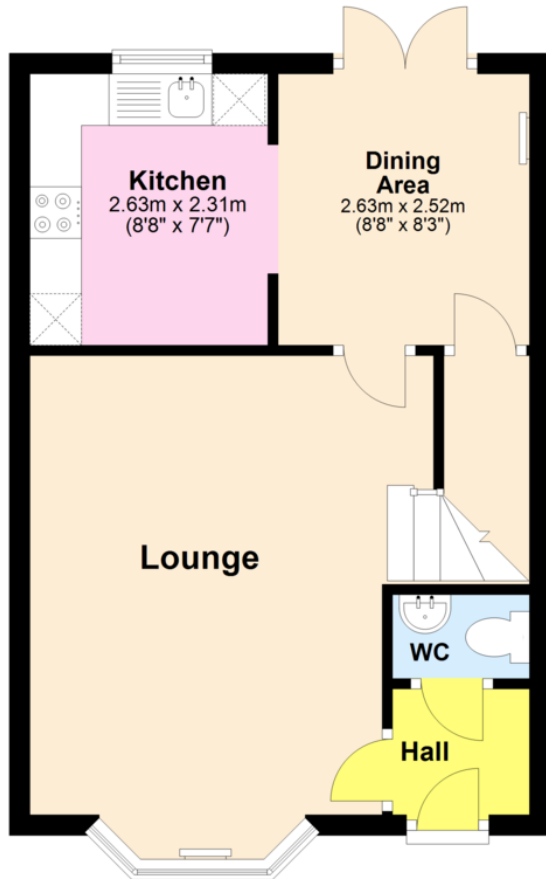
UPVC double glazed window to front, central heating radiator, fitted carpet.

EXTERNAL

To the front of the property a single driveway bordered by lawn leads to the attached garage with up and over door and single access door to the rear. The dining room French doors lead out to a gravel covered patio area with decked sections to either side and a long lawn enclosed by wooden fencing.

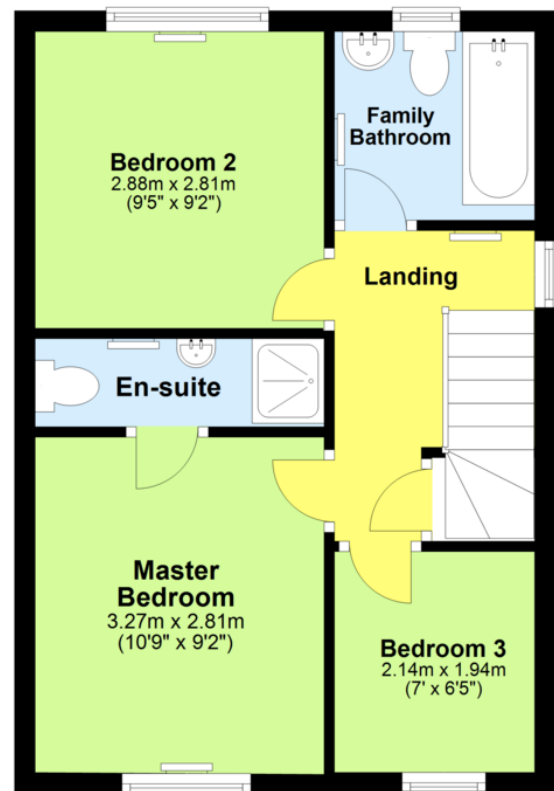
Ground Floor

Approx. 34.2 sq. metres (368.5 sq. feet)



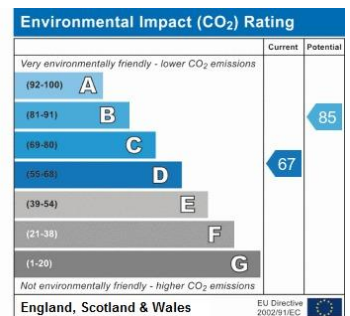
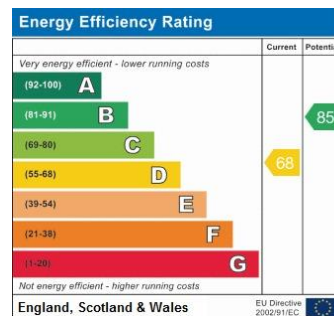
First Floor

Approx. 35.1 sq. metres (377.8 sq. feet)



Disclaimer: IMPORTANT NOTICE: Property Mis-descriptions Act 1991 Property details herein do not form part or all of an offer or contract. Any measurements are included are for guidance only and as such must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services neither have we confirmed or verified the legal title of the property. All prospective purchases must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only

VIEWINGS
STRICTLY BY APPOINTMENT ONLY



Our office locations:

Oakham

4 Burley Road
Oakham Rutland
LE15 6DH

Kettering

6 Dalkeith Place
Kettering
NN16 0BS

Stamford

39 Broad Street
Stamford Lincolnshire
PE9 1PX

Hull

161 Kingston Road
Willerby
HU10 6AL